



PROMINENT ROADSIDE RETAIL UNIT TO LET - STAFF UNAWARE

TERMS

The property is available by way of assignment, expiring Jan 2029.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

RENT

£55,000 p/a

FLOOR AREAS

Ground Floor

SQ FT / SQ M

3,948 367

RATEABLE VALUE

£51,500 (2023)

SUBJECT TO VACANT POSSESSION

SUBJECT TO CONTRACT

IMPORTANT NOTICE Jackson Criss, their clients and any joint agents give notice that 1 They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise They assume no responsibility for any statement that may be made in these particulars These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact 2 Any areas, measurements or distances are approximate The text, photographs and plans are for guidance only and are not necessarily comprehensive It should not be assumed that the property has all necessary planning, building regulation or other consents and Jackson Criss have not tested any services, equipment or facilities Purchasers must satisfy themselves by inspection or otherwise.

Cheadle – 32 Station Road, SK8 7AB

- Located in an attractive and affluent town in Greater Manchester, 10 miles south of Manchester City Centre and 4 miles north of Stockport
- Unit is adjacent to Tesco Express, sharing a 12-space car park
- Tenants in the area include Tesco and Waitrose, and Cheadle Hulme Shopping Centre, home to Asda, Costa and Subway



COSTA
COFFEE

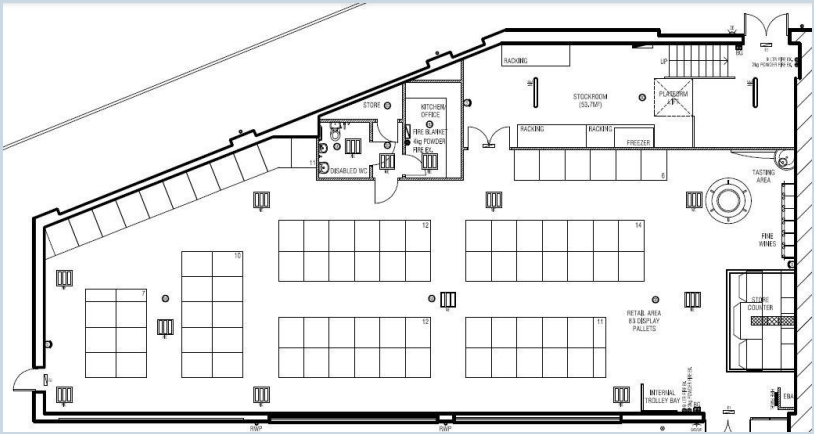
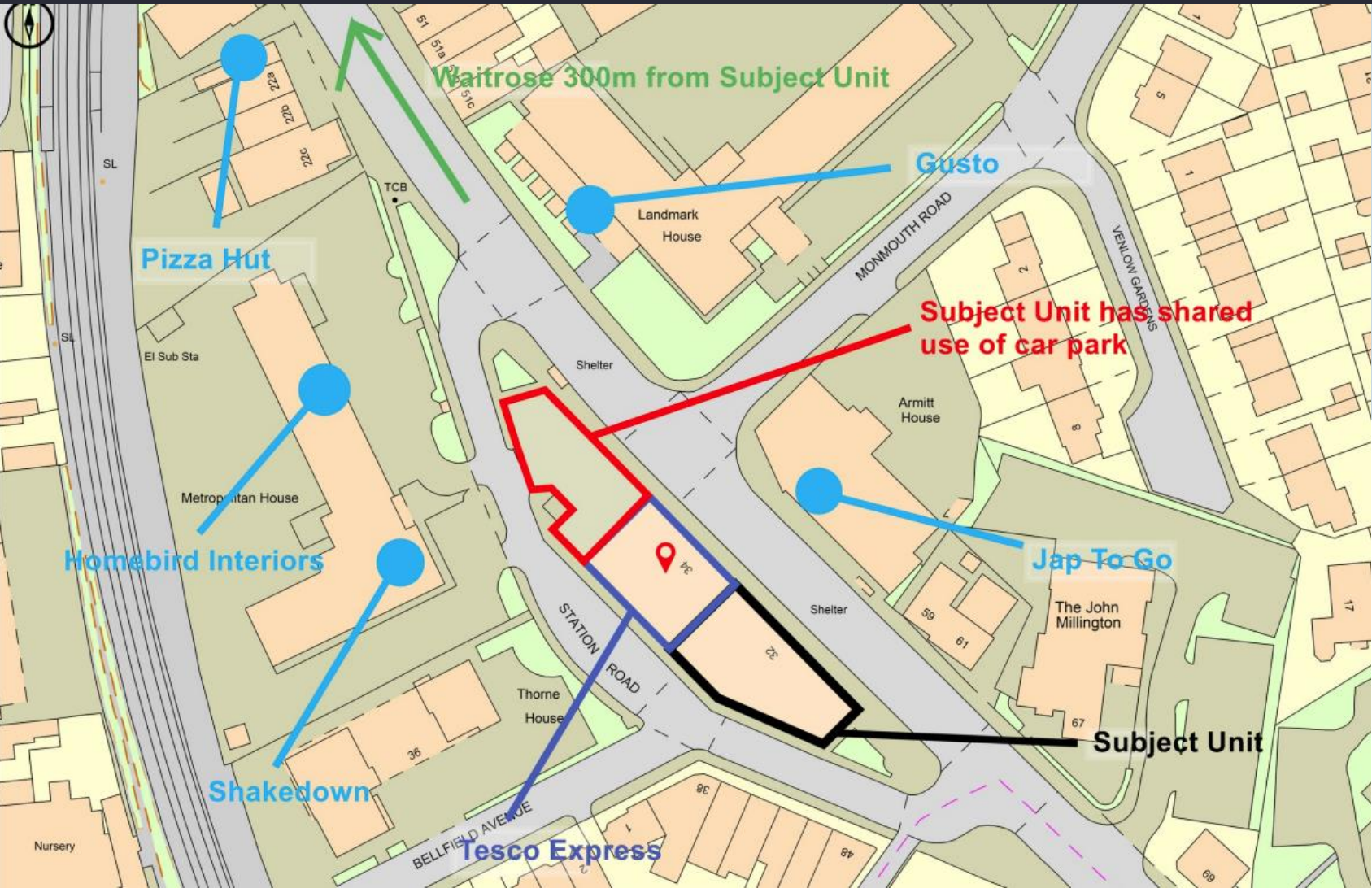
TESCO

**JACKSON
CRISS**

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PROMINENT ROADSIDE
RETAIL UNIT TO LET



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Money Laundering Regulations
Under new Anti Money Laundering legislations Jackson Criss are obliged to verify the identity of proposed purchasers / tenants once a sale / letting has been agreed. An AML form will need to be completed by proposed purchasers / tenants once Heads of Terms have been agreed.

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